Carlswald North Lifestyle Estate Homeowners Association
Registration Number 2004/018374/08

Directors: V Govender (Chair), P Gololo, F Mashilo, M. Mlaba, T Mutavhatsindi-Duma, N Naidoo, L Noruwana-Mkhize, N Selebe, A Teeruth

Request for Proposals (RFP): RFP 2025/11/0001

Proposal for a Multipurpose Sports Court & Jungle Gym Carlswald North Estate

Closing date: 2025/11/17

RFP number	**CNLE - RFP 2025/11/01**
RFP Advert date	**2025/11/07**
Compulsory site briefing	**2025/11/11** **Venue: Carlswald North Lifestyle Estate, Clubhouse,** **Time: 11h00**
RFP document issue date	**2025/11/06**
Questions due Date	**2025/11/13**
Submission Date and time	**2025/11/17 @ 16h00**
Project completion date	**20 February 2026**
Submission Method	**Email Tenders to: tenders@carlswaldnorth.com**
Enquiries	**Email questions to: estatemanager@carlswaldnorth.com**

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Phone : +27 11 702 1014 /+27 72 791 5180 / +27 66 524 6851
Email : admin@carlswaldnorth.com / office@carlswaldnorth.com

Estate Manager: Denzil Pillay
Email: estatemanager@carlswaldnorth.com

1. **Service Provider Information (Please complete all this information)**

Company Name of the Service Provider	
Company's CIPC Registration Number	
Company's Physical Address	
Tax Reference Number	
Vat Number	
Name of the Company Representative	
Identity Number	
Position in the company	

Declaration: I, (name and surname) _____, with ID number, _____, hereby declare that I am an authorised representative of (company name), _____, Our company wishes to participate in this bid and I declare that all information provided in this bid submission is accurate and acknowledge that any part of the submission that is not true may invalidate the entire submission.

Signature: _____

Date: _____

***** Each page of this bid document should be initialled as acknowledgement and acceptance of conditions stipulated in the bid document**

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INFORMATION TO ALL BIDDERS

2. Background

Carlswald North Lifestyle Estate (CNLE) is an upmarket, secure, residential Estate which is governed by a Homeowners Association (HOA) founded in 2004 and enjoys the status of being one of the safest Estates in Midrand, where residents experience luxurious living within a secure environment.
The Estate has 467 free-standing homes as well as the Carlswald Lofts, which is sectional title complex within the Estate.
The Carlswald North Lifestyle Estate Homeowners Association (herein referred to as CNLE HOA) wishes to invite bids from Tenderers who are qualified and in good standing to provide a Sports Court & Jungle Gym to our Residential Estate.

3. Acceptance of Tenders

CNLE HOA reserves the right not to accept the lowest or any tender. Accordingly, CNLE HOA has the sole and absolute discretion to accept or reject any proposal submitted by the Tenderers.
CNLE HOA may at its sole discretion elect whether to invite any Tenderer for a formal presentation.
CNLE HOA reserves the right to withdraw this tender at any point in time.

4. Site visit and Questions regarding the contents of the RFP Document

The Sports Court & Jungle Gym Service Providers have a responsibility to go through this RFP document and raise any questions or clarifications with CNLE HOA Estate Manager via email at estatemanager@carlswaldnorth.com, and he will respond via email within the allotted period. CNLE HOA will not accept any liability whatsoever misinterpretations, or wrong assumptions that could have been clarified with the CNLE Estate Manager.
The deadline for submitting questions for clarifications is 2025/11/13. After this deadline, no further questions will be entertained.

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5. Cost of Preparation of Tenders

Unless agreed otherwise in writing by CNLE HOA, the Sports court & Jungle Gym Company shall bear its own costs related to the preparation and submission of the Tender, including but not limited to the costs of any activities under CNLE HOA and by the Sports court and Jungle Gym Company as part of the Tender submission and/or adjudication.

6. Value Added Tax

All prices shall be exclusive of value added tax (VAT) and shall show the totals with VAT included (as applicable)

7. Tenderer Validity Period and waiver

The tender shall be deemed to be valid for a period of **60 calendar days from the date of submission**.
All Sports Court & Jungle Gym Service Providers submitting a Tender shall be deemed to have waived, renounced and abandoned any conditions printed or written upon any stationery used by them for the purpose of, or in connection with the submission of the Tender, which are in conflict with any of the conditions laid down in this RFP document and its appendices as applicable. Service Providers may bid on Options A, B, or a combination of both “C”. The CNLE HOA reserves the right to award the project/s to Service Providers at their own discretion in part or in whole to one or more service providers.

8. Scope of Work: Our requirements for the Sports court & Jungle Gym include the following:

Multipurpose Sports Court (Option A):

- To be 20m x 30m with 2m beveled paving brick (standard grey) paved border area outside of the main court dimension
- 4m high fence structure around the sports court to be clad with 50mm x 50mm black sports netting (UV stable/resistant) all around. No covering is required above the court. Netting diameter of 3mm to be used

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- Court to be accessible via 2 lockable gates
- Fence structure should be spaced typically every 2 to 3 meters and securely anchored
- Materials to be used for fence structure to be painted mild steel
- To cater for/court marked for Futsal, Netball, Streetball & Volleyball
- Nets/Goals to be supplied & installed as required for abovementioned sports
- Court surface finish to be 13mm artificial grass
- Earthworks must be included where:
    - Excavation
    - Filling
    - Levelling of sports field area
    - Court area to have adequate drainage
- Guarantee period:
    - artificial grass minimum 60 months
    - fence netting minimum 36 months
    - fencing structure minimum 60 months
- Maintenance of field must be stipulated
- Maintenance SLA must be mandatory and renewable annually

Jungle Gym (Option B):

- Must be built from/made of SANS/SABS approved mild steel and fibreglass materials (no wooden structure will be considered)
- Equipment installed must cater for ages up to 13 years
- Equipment must be on raised plinth and covered in 20mm artificial grass
- Equipment to consist of:
- 2 X double swing set (to carry weight of 80kg per swing)
- 1 X Seesaw suitable for maximum age of 13 years
- 2 X Standard playground slides (Fiberglass)
- 1 Bridge ± 2.5m long
- 1 Tunnel ± 2.5m long
- 1 Climbing wall suitable for a maximum age of 13 years
- 1 round-about 2.4m diameter
- Play equipment to have appropriate safety/ handrails installed

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- Creative equivalent/s of all abovementioned play equipment should be presented
- Maintenance of play area must be stipulated
- Maintenance SLA must be mandatory and renewable annually
- Guarantee period to be a minimum of 60 months

Multipurpose Sports Court & Jungle Gym (Option C):

All equipment should have service & support that is easily and readily available.

Evaluation Criteria:

- Tenders will be evaluated in terms of the technical evaluation as detailed in the table below (refer page 7, technical evaluation)
- A threshold of 65 points shall apply for the technical evaluation (tenderers scoring less than the stipulated threshold shall not be evaluated further). The most cost effective/economical price shall be recommended for award.
- **Mandatory Requirements:** Tenders that fail to meet mandatory requirements shall be disqualified
    - Attendance of compulsory briefing session
    - Quote for all items (where services will not be charged, indicate accordingly with a zero fee)
    - Compensation for Occupational Injuries and Diseases Act (COIDA) certificate
    - Tax clearance certificate
    - Public Liability Insurances

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Technical Evaluation			
Functionality	**Criteria**	**Sub criteria/ Scoring**	**Total points**
1. Project timelines and deliverables (approach & methodology)	1.1 Submit a detailed project timeline. Clearly indicating milestones, deliverables and timelines of activities	1.1.1 No approach and methodology outlined = 0.	50
		1.1.2 Approach and methodology significantly fail to meet the standards required, contains significant shortcomings and/or is inconsistent with the project scope and deliverables = 10.	
		1.1.3 Approach and methodology fall short of achieving the expected standard in a number of identifiable respects = 20.	
		1.1.4 Approach and methodology meet the requirement in certain material respects and provides certain information, which is relevant, but which is lacking or inconsistent in material respects = 30.	
		1.1.5 Approach and methodology meet the requirement in most material respects but is lacking or inconsistent in some minor respects = 40.	
2. Applicable experience and references	2.1 The bidder must have technical and demonstrable	2.1.1 No relevant contactable references = 0.	30

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(Inspection of completed work will be undertaken prior to appointment)	experience in construction of combi courts and / jungle gyms. The bidder must provide a minimum of two (2) relevant contactable references of similar work done. **Only signed reference letters with active email addresses and telephone numbers will be accepted.**	2.1.2 One (1) to two (2) relevant contactable references = 5. 2.1.3 Three (3) to five (5) relevant contactable = 10. 2.1.4 Above five (5) relevant contactable references = 30.	
3. Capacity	3.1 The key personnel (technical experts) in the current employment of the bidder must have relevant qualifications, skills and experience.	3.1.1 The structure and composition of the proposed team, clearly outlining its main disciplines/ specialties and the key personnel responsible for each specialty as per the outlined competencies and expertise. a. No structure and composition of the proposed team outlined = 0. b. Structure and composition meet the requirement in most material respects but is lacking or inconsistent in some minor respects = 5. Structure and composition meet the requirement in all	20

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		material respects as outlined under competencies and expertise and is extremely likely to deliver the required output/outcome = 10.	
		3.1.2 CVs of the key personnel; and the CVs must clearly highlight qualifications, areas of experience/ competence relevant to the tasks and objectives of this project. a. No CVs of the key personnel included = 0. b. CVs meets the requirement in most material respects but is lacking or inconsistent in some minor respects = 5. CVs of key personnel meets the requirement in all material respects as outlined under competencies and expertise and is extremely likely to deliver the required output/outcome = 10.	
TOTAL			100

Pricing: Only firm prices will be accepted for the duration of the project.

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Pricing Schedule:

Option A – Combi Court		
Item Description	**Quantities**	**Price Excluding VAT**
Main court - 20m x 30m with 2m paved border area outside of the main court dimension to cater for/court marked for Futsal, Netball, Streetball & Volleyball	1	
4m High fence all around with 2 access gates (hinged or equivalent) Fence to be clad with 40mm x 40mm black nylon netting (UV stable/resistant) or equivalent	1	
	Sub Total:	
		15 % VAT: R
		Total: R

Contingency: Maximum 10% of total value

Option B – Jungle Gym		
Item Description	**Quantities**	**Price Excluding VAT**
Double swing set (to carry weight of 80kg)	2	
Seesaw suitable for maximum age of 13 years	1	
Standard playground slides (Fibreglass)	2	
Bridge ± 2.5m long	1	
Tunnel ± 2.5m long	1	
Climbing wall suitable for a maximum age of 13 years	1	
Round-about ± 2.4m diameter	1	
	Sub Total:	
		15 % VAT: R
		Total: R

Contingency: Maximum 10% of total value

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Option C – Combi Court & Jungle Gym		
Item Description	**Quantities**	**Price Excluding VAT**
Main court - 20m x 30m with 2m paved border area outside of the main court dimension to cater for/court marked for Futsal, Netball, Streetball & Volleyball	1	
4m High fence all around with 2 access gates (hinged or equivalent) Fence to be clad with 40mm x 40mm black nylon netting (UV stable/resistant) or equivalent	1	
Double swing set (to carry weight of 80kg)	2	
Seesaw suitable for maximum age of 13 years	1	
Standard playground slides (Fibreglass)	2	
Bridge ± 2.5m long	1	
Tunnel ± 2.5m long	1	
Climbing wall suitable for a maximum age of 13 years	1	
Round-a-bout ± 2.4m diameter	1	
	Sub Total: R	
		15 % VAT: R
		Total: R

Contingency: Maximum 10% of total value

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This RFP is issued on behalf of The Board of Directors of the CNLE HOA

Capacity: **Procurement Director**

Name: _____ Signature: _____

Capacity: **Strategic Initiatives Director**

Name: _____ Signature: _____

Capacity: **Estate Manager**

Name: _____ Signature: _____

_____End_____

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